

MINUTES

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

MARCH 15, 2010

The City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m., Chairman Harold Sanger presiding. Upon roll call, the following responded:

Present:

Chairman Harold Sanger
Craig S. Owens, City Manager
Jim Liberman
Marc Lopata
Scott Wilson
Ron Reim

Absent:

Steve Lichtenfeld, Aldermanic Representative

Also Present:

Jason Jaggi, Acting Director of Planning & Development Services
Kevin O'Keefe, City Attorney

Chairman Sanger welcomed everyone to the meeting. He asked that all cell phone ringers be turned off or muted and that conversations take place outside the room so as not to disrupt the meeting.

MINUTES

The minutes of the March 1, 2010 meeting were presented for approval. The minutes were approved, after having been previously distributed to each member.

ARCHITECTURAL REVIEW BOARD – NEW CONSTRUCTION – ADDITION TO SINGLE FAMILY RESIDENCE – 31 CRESTWOOD (CONTINUED)

David Pape, project architect, was in attendance at the meeting. Also in attendance were the owners, Chris & Sherri Sims.

Jason Jaggi explained that the project consists of the construction of a 1,327 square foot addition to the two-story, 3,654 square foot single family residence. An existing raised deck will be removed to accommodate the proposed addition. On February 16, 2010, the Architectural Review

Board tabled this item due to concerns from neighbors regarding obstructed views and perceived massing. On March 2, 2010, the applicant submitted updated plans including landscape, terrace and sidewalk revisions. The applicant has indicated in a letter addressed to the Architectural Review Board that neighbors of the adjacent properties to the north and south provided input during the creation of the revised landscape plans and that their input will continue to be solicited during the planting process to ensure an adequate sight buffer. The revised landscape plan indicates that a row of trees will be planted along the north edge of the property and will reach a height well above that of the existing privacy fence to provide screening of the first floor living area. The size of the proposed addition is less than 50% of the size of the existing structure and therefore, Site Plan Review is not required. The height of the proposed addition will be 35 feet as measured from the average existing grade at the location of the proposed addition to the mid-point of the roof. The average existing grade on the entirety of the subject property is used for measuring building height and would make the building height less than 30 feet which conforms with the R-2 maximum building height. The height of the proposed addition does not exceed the height of the existing home. The existing residence is red brick with a brick and stone lower level. The proposed addition will be constructed of salvaged red brick to match the existing. The roof of the proposed addition will be charcoal asphalt shingles to match the existing. The new rear entry two-car garage will be added to the lower level of the proposed addition and will have black carriage-style doors. A portion of the at-grade rear entry garage will remain and will have a new black carriage-style door to match the doors of the proposed garage. The remainder of the existing garage will be converted to living space. The doors of the existing garage will be replaced with French doors. Tudor style windows with black frames and brick and timber heads are proposed to match the existing. Planter boxes with iron straps are proposed to be added beneath the second story windows on the front façade. A terrace constructed of concrete pavers with outdoor dining furniture, a fire pit and additional parking area is proposed to be added to the western end of the existing driveway. The revised plans indicate that a sidewalk will extend north from the terrace to provide access to the screened trash enclosure. The revised plans have also eliminated a sidewalk along the north side of the residence to decrease the total impervious coverage on the site. The existing asphalt driveway is proposed to be repaved with either exposed aggregate or concrete pavers to match the proposed terrace. A large tree is currently growing in the location of the proposed terrace. The tree is proposed to be saved, and the area surrounding the tree will not be paved. Existing HVAC units will remain, and new units are proposed adjacent to the existing units on the north side of the structure. A 4 foot high wood and wrought-iron fence is proposed to screen the new trash and recyclable enclosure at the northwestern corner of the structure. The trash and recyclable enclosure will be accessible via a sidewalk connected to the driveway which is enclosed by a mechanical gate. An existing wood and wrought-iron privacy fence will remain and surrounds the rear yard. Trustee approval has been submitted. Jason indicated that staff believes that the addition contains many of the details of the existing building and will match well. The proposed structure is in conformance with the R-2 Zoning District requirements for single-family residences. The input from neighbors in the revision of the landscape plan for the subject property has addressed the previous concerns regarding obstructed views. Jason indicated that staff recommends approval with the following conditions:

- 1) That adequate tree protection fencing be installed around the tree to be saved in the rear yard prior to beginning construction.

- 2) That trash collection arrangements be made with the City's contracted trash collection provider to accommodate the existing mechanically operated gate.

Chairman Sanger advised Mr. Pape that there is probably no need to go over the entire project as this project was previously considered by the ARB. He asked if there are any comments or facts that need to be made that staff did not cover.

Mr. Pape stated that staff covered the project well.

Chairman Sanger asked if any of the members had any comments or questions.

Marc Lopata stated that at the last presentation, the issue of massing was discussed and that it was noted that the project would add twice the size of the house on the north. He asked if that is still the case and asked if the neighbor to the north as seen these new plans.

Mr. Sims informed the members that the neighbor visited his home, looked at the plans and asked for additional landscaping. He stated the meeting was successful.

Marc Lopata asked if the neighbors were made aware of the project this time around.

Mr. Sims indicated that he had previously told the neighbors of his plans for an addition, but was not specific about the project. He stated that he will communicate with his neighbors during the entire process.

Marc Lopata asked about compatibility of the addition in the neighborhood.

Elizabeth Simons, Planning Intern, distributed an aerial photograph of the area (including the subject property) which depicted outlines of the structures and garages they contain (as of 2009). The outline on the subject site included the area for the addition, as there is currently a patio in that location.

Marc Lopata reiterated that the City's ordinances speak to massing and that simply because a project meets setbacks and height, does not necessarily mean it is compatible with the neighborhood.

Being no further questions or comments, Ron Reim made a motion to approve per staff recommendations. The motion was seconded by Scott Wilson and unanimously approved by the Board.

Chairman Sanger asked who the contractor is for this job.

Mr. Pape informed Chairman Sanger that a contractor has not yet been selected.

Chairman Sanger asked that whoever the contractor is, that he/she be informed of the City's rules and regulations before construction commences.

ARCHITECTURAL REVIEW – EXTERIOR DESIGN- CENTENE PLAZA (FORSYTH)
GARAGE – 7730 FORSYTH BLVD.

Dan O'Connor, Koman Group (developer), was in attendance at the meeting. Also in attendance was the artist, Ned Kahn.

Jason Jaggi explained that this is a request for consideration of the design and materials associated with a new façade treatment to the Centene Plaza parking garage currently under construction. On March 1, 2010, the developer presented conceptual plans to the Architectural Review Board (ARB) for a wind wall system designed by artist Ned Kahn. The developer received positive feedback from the ARB regarding this new exterior façade treatment and is now requesting formal approval. The ARB previously approved the design of the garage façade on November 17, 2008. At the time, the developer proposed frosted eco-resin panels to be placed on the exterior of the garage facing Forsyth. The garage has been approved to be 11 levels (2 below grade) and 116-feet in height containing 1,667 parking spaces. Changes to the exterior design of the garage are also subject to approval by the Board of Aldermen in accordance with the Centene Plaza Special Development District ordinances. The developer has commissioned an artist, Ned Kahn, to study this structure in order to apply his Wind Veil Wall design. The artist has applied this concept of moving metal pieces to several buildings nationally including the Pittsburgh Children's Museum, the International Trade Center and the Gateway Village, both in Charlotte, as well as the Target Center in Minneapolis. The design features moving stainless steel panels and cables which would create a watery ripple effect across the entire façade when activated by wind. Fitting details have been submitted to address concerns over weather damage, noise or malfunction of the exterior treatment system. This system of small metal panels, cables and swivel mechanisms will be attached to the trusses at the top of the garage and the roof of the retail and will cover parking deck levels P3 through P9. The commercial ground floor will not be covered by the treatment. The Wind Veil Wall will be applied to the entire northern and western façades. On the eastern façade, the wind wall will terminate at the elevator tower. The metal panels of the portion on the eastern façade to the south of the elevator tower will cover levels P1 through P9 and will be glossy black in color to identify the more intimate courtyard setting; all other metal panels of the exterior treatment will be unpainted stainless steel. LED wide beam fixtures will be mounted on top of the bottom trusses behind the metal panel system. The LED lighting will be cast vertically against the back of the panels so that when the panels swivel they will reflect colorful patterns across the façade. During the original approval process, the Architectural Review Board expressed concerns with the appearance of a large parking structure facing Forsyth. The developer is offering a unique solution aimed at addressing these aesthetic concerns. Due to the large scale of this garage and its prominent location facing Forsyth, this extensive application of the wind wall system will draw considerable attention to the structure. Based on staff's review of other projects which have received this wind wall system, the proposed application to the Centene Plaza garage would be one of the most pronounced in terms of coverage on a structure and visibility of the location. Staff expects these panels to be in motion most of the time due to the existing wind patterns in the area. Recognizing that the design and materials of the proposed exterior treatment will have a dramatic effect, staff believes that the Wind Veil Wall will enliven the Central Business District and accomplish the desire to diminish the presence of a garage structure fronting Forsyth. The artist, Ned Kahn, is in attendance here this evening and a mock-up of the proposed wind-wall system is in the room. Jason indicated that staff recommends

approval as requested. Jason noted that the only change to this structure is the addition of this wind wall system.

A 5 minute break was taken in order to provide the applicant time to set-up the laptop presentation.

Mr. O'Connor began his PowerPoint presentation at 5:55 p.m. The first slide depicted a color rendering of the Forsyth elevation as well as the east and west elevations. A night view rendering was also presented. Mr. O'Connor explained that the light intensity will vary throughout the façade.

Chairman Sanger asked if any part of the building will be able to be seen through the panels.

Mr. O'Connor state the best way to answer that is to show the video. A video animation of the wind wall in motion was shown.

Chairman Sanger asked about the lights.

Mr. O'Connor stated that the lights will be white, but one will see multiple colors. He informed the members that the structure's columns will be painted a dark color so as not to detract from the wind wall.

Marc Lopata asked about the north (Forsyth) elevation.

Mr. Kahn stated that the north elevation will appear as the colors of the sky (deep blues); he added that the north elevations are the most interesting.

Chairman Sanger asked if the mock-up accurately represents the spacing between the panels.

Mr. Kahn replied "yes". He stated that the panels will cover about 50% of the façade.

Mr. O'Connor reminder the members that the wind wall begins 23' up and 10' back.

Jim Liberman asked if this will meet Code.

Jason Jaggi indicated that staff does not anticipate any Code issues with this installation.

Scott Wilson asked what happens when it is "super" windy.

Mr. Kahn responded that there will only be a subtle sound, but one must be listening for it. He stated all the parts are stainless steel.

Chairman Sanger asked how old the oldest application is.

Mr. Kahn replied “1995” (San Francisco).

Chairman Sanger asked about light reflection. He stated he did not want drivers to be blinded or area office workers to be distracted by light reflecting off these panels.

Mr. Kahn informed the members that this has never been an issue before. He stated that the panels are not a mirrored, reflective surface.

Chairman Sanger asked if a video of a wind wall in action was available.

Mr. Kahn indicated that he has a DVD that he can provide. He stated that he Switzerland application (Science Museum) is similar to that being proposed for this garage and that this area has very active/interesting wind patterns.

Marc Lopata asked if the lighting outside will point upwards.

Mr. O’Connor replied “yes”. He stated the lights will be white.

Marc Lopata asked if the garage will be LEED Certified.

Tim Gaidis (HOK-project architect), replied “yes”.

Marc Lopata asked if this wind wall will impact the structure’s energy performance.

Mr. Gaidis indicated that he did not believe so.

Chairman Sanger asked Mr. O’Connor to show the Forsyth elevation rendering again. Once it was presented, Chairman Sanger asked what material is just above the retail.

Mr. O’Connor replied “glass”.

Mr. Mel Disney, Clayton resident, asked how the joints are hidden between the panels.

Mr. O’Connor indicated that they are continuous and that they are between a satin and polish finish.

Mel Disney asked if vehicle headlights will still be screened.

Mr. O’Connor replied “yes”.

Ms. Beverly Wagner, Clayton Art Commission, commented that she thinks it is good that the garage be “livened” up, but she thought only the north and west sides were going to receive these panels. She stated that she has concerns with the east side. She stated that she believes there will be too much activity on the east side with the canopy as well.

Mr. O'Connor explained that so as not to interfere with the canopy, they started the wind wall above the retail.

Ms. Wagner asked if they believe the wind wall is needed on the east side.

Mr. O'Connor replied "yes".

Ms. Wagner mentioned the huge wind tunnel effect that will occur on the north side of this structure and the fact that the kinetic feature of a previously approved sculpture had to be removed due to noise. She asked how much noise this wind wall will produce.

Mr. Kahn replied that there have been zero sound issues on any of his installations.

Ms. Wagner asked if she can get a sense of the noise level before it is installed.

Mr. Kahn informed Ms. Wagner that he has a video that includes sound of the Minneapolis installation that he would make available.

Chairman Sanger asked staff to contact Ms. Wagner once the video has been submitted.

Marc Lopata asked about the black portion of the east façade.

Mr. O'Connor stated that the south side of the east façade will be black.

Marc Lopata asked if this wind wall system has been used in any hot climate.

Mr. Kahn replied "Arizona".

Marc Lopata questions if there will be a heat expansion issue.

Being no further questions or comments, Marc Lopata made a motion to approve as submitted. The motion was seconded by Scott Wilson and unanimously approved by the Board.

Chairman Sanger asked the construction schedule.

Mr. O'Connor indicated that they still hope to be open by July 1st.

CITY BUSINESS - DISCUSSION REGARDING REVISED REGULATIONS FOR RESIDENTIAL PROJECTS

Jason Jaggi explained that at the December 21, 2009, Plan Commission meeting, staff presented four options to amend the Zoning Regulations to address impervious coverage and storm water run-off concerns as follows:

- Set impervious coverage maximum at 50% of the total lot for residential uses in the R-1 through R-3 Zoning Districts

- For new single family or two-family construction: require any increase in run-off to provide mitigation by installing a storm water BMP
- For large residential additions requiring site plan review: any increase in run-off of 0.05 CFS or greater mitigation is required by installing a storm water BMP

At the time, the Plan Commission found the above proposed regulations to be acceptable, but wanted public input prior to beginning the adoption process. The following outline provides for a public input process that is specific for the development community as well as the residents. Also included in this outline are the steps that will need to be taken after the input sessions for adoption of these regulations. If the Plan Commission is supportive of this process, staff will move ahead with scheduling these sessions. Jason noted that staff is proposing separate meetings (one with developers, architects, etc. and a separate meeting with citizens).

PROPOSED PUBLIC INPUT PROCESS

Step 1. Lunch Meeting with Development Community

Audience:

- Developers, engineers, architects and contractors
- Plan Commission members would be invited and the meeting will be posted.

Notification:

- Direct mailing with RSVP to design professionals and developers/contractors who have worked in Clayton

Format:

- Informal. The meeting would be facilitated by Planning staff. Lunch provided.

Desired Outcome

- Developers and design professionals understanding of City's concerns with the current residential development regulations. Input from developers and design professionals responsible for designing and building the majority of Clayton's residential construction projects.

Step 2. Citizen Input at a Regularly Scheduled Plan Commission Meeting

Audience:

- Residents of Clayton

Notification:

- Mailings to all subdivision trustees, neighborhood associations; announcement of meeting on City's e-subscribe list

Format:

- Formal. Separate agenda item with a definitive start time at the end of the Plan Commission's regular business agenda. Light beverages/snacks provided.

Opening remarks by Chairman Sanger with an overview presentation by Planning staff. Q&A with audience.

Desired Outcome

- Quality input from citizens whose property would be affected by these ordinance amendments.

CITY ADOPTION PROCESS

Step 1. Codified Text Amendments and Public Hearing—Plan Commission

- Text amendments would be codified and presented to the Plan Commission at a public hearing as required by ordinance

Desired Outcome

- Positive recommendation by the Plan Commission to the Board of Aldermen

Step 2. Public Hearing—Board of Aldermen

- Text amendments would be presented as recommended by the Plan Commission at a public hearing as required by ordinance

Desired Outcome

- Adoption of the zoning text amendments by the Board of Aldermen

Step 3. Update of Application Materials and Announcement of Changes on Web Site

- The Planning and Development Services Department will update the application materials and provide an announcement of the new regulations on the City's web site

Chairman Sanger asked how these new regulations would, if at all, affect the Urban Design Districts (UDDs).

Jason indicated that current regulations maximize coverage at 55% total lot; however, the UDDs start with a base of allowance of 40%, which can be increased to 55% dependant upon garage type and location (incentive based). He stated that in order to be consistent and fair, all lots would be maxed out at 50% under the new regulations.

Marc Lopata stated that he would actually like to see the coverage percentage lower; however, this is good progress. He asked that the vagueness in the ordinance be addressed so as not to allow any additional increase of storm water run-off onto neighboring properties. He

stated that if we allow additional run-off to occur, the City is being derelict in its obligation not to allow a detrimental effect on neighboring property.

Chairman Sanger stated that he wants to avoid putting something in the ordinance that cannot be controlled.

Marc Lopata stated that a run-off study needs to be required based on a rainfall event.

Scott Wilson commented that he believed the ordinances state that already.

Ron Reim stated that there are two separate issues here; run-off and run-off onto adjacent properties. He stated that he agrees with Marc in that language should clarify that no additional run-off be allowed onto adjacent properties.

Jason Jaggi asked for a little leniency with existing homes (homeowners who desire to construct an addition).

Marc Lopata stated that a typical increase this Board has seen is about 10%.

Jason Jaggi asked if the proposed standards, as written, are acceptable and, if so, if the process to solicit input can begin.

Chairman Sanger asked if Marc's suggestions are viable.

Jason Jaggi indicated that staff can add language regarding no detrimental impact.

Marc Lopata stated that language is already in there.

Jason Jaggi indicated that the site plan review language can be amended.

Marc Lopata stated that the engineer can design the project so there is no additional run-off.

Chairman Sanger indicated that he would prefer the more stringent language that could be loosened if necessary. He asked that staff consider new language and that the matter be brought back up at the next meeting.

Jason Jaggi agreed.

Jim Liberman asked about a timeline.

Jason Jaggi stated that the initial meeting with developers (special meeting) could take place in as little as two weeks or so and then a meeting with Trustees, citizens, etc. could take place after a regular PC/ARB Meeting. He stated that notices would be sent out via e-mail (everyone who is a subscriber to the City's E-Communications) as well as a posting on the City's web-site and a hard copy mailed out to everyone already receiving a hard copy agenda. He

stated once those meetings are concluded, a public hearing would take place to before the Plan Commission and Board of Aldermen. He stated that the entire process would take about 3 months.

Marc Lopata welcomed Chairman Sanger back.

Marc Bernstein, owner of 315 N. Central, informed the members that he does not agree with the proposed changes regarding coverage and storm-water run-off. He stated that by decreasing coverage, property values will decrease as well and that there are other ways to mitigate water. He stated that BMPs still collect water that has to go somewhere. He questioned what other cities are doing.

Chairman Sanger advised Mr. Bernstein that the Commission has considered the concerns he mentioned and that they would be happy to hear his comments at the public hearing.

Being no further business for the Plan Commission/Architectural Review Board, this meeting adjourned at 6:40 p.m.

Recording Secretary